031.0	0003	0005.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	925,500 / 925,500
					USE VALUE:	925,500 / 925,500
					ASSESSED:	925,500 / 925,500

PROPERTY LOCATION

No	Alt No	Direction/Street/City
25		ALLEN ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	SANTOS ADALGISA C
Owner 2:	
Owner 3:	
Street 1:	39 FROST STREET
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: N
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	SANTOS MANUEL C & ADALGISA -
Owner 2:	-
Street 1:	39 FROST STREET
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 4,864 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1922, having primarily Wood Shingle Exterior and 2723 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 1 HalfBath, 12 Rooms, and 6 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	4864.000	468,200	4,600	452,700	925,500
Total Card	0.112	468,200	4,600	452,700	925,500
Total Parcel	0.112	468,200	4,600	452,700	925,500

Source: Market Adj Cost | Total Value per SQ unit /Card: 339.94 | /Parcel: 339.9

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 21639

GIS Ref

GIS Ref

Insp Date 10/07/17

!2588!

PREVIOUS ASSESSMENT

Parcel ID 031.0-0003-0005.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	104	FV	468,300	4600	4,864.	452,700	925,600	925,600	Year End Roll	12/18/2019
2019	104	FV	363,000	4600	4,864.	481,000	848,600	848,600	Year End Roll	1/3/2019
2018	104	FV	363,000	4600	4,864.	350,900	718,500	718,500	Year End Roll	12/20/2017
2017	104	FV	340,900	4600	4,864.	305,600	651,100	651,100	Year End Roll	1/3/2017
2016	104	FV	340,900	4600	4,864.	260,300	605,800	605,800	Year End	1/4/2016
2015	104	FV	304,400	4600	4,864.	254,700	563,700	563,700	Year End Roll	12/11/2014
2014	104	FV	304,400	4600	4,864.	209,400	518,400	518,400	Year End Roll	12/16/2013
2013	104	FV	316,500	4600	4,864.	199,200	520,300	520,300		12/13/2012

PRINT

Date	Time
12/10/20	17:58:27

LAST REV

Date	Time
10/19/17	09:57:34
apro	
2588	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
SANTOS MANUEL C	64707-58		12/23/2014	Convenience	1	No	No		
	13567-453		10/1/1978		64,000	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
6/11/2009	461	Renovate	12,750					

ACTIVITY INFORMATION

Date	Result	By	Name
10/7/2017	MEAS&NOTICE	HS	Hanne S
1/24/2009	Meas/Inspect	197	PATRIOT
3/18/2000	Inspected	276	PATRIOT
2/23/2000	Measured	264	PATRIOT
8/18/1993		KT	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	21639
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		4864		Sq. Ft.	Site		0	80.	1.16	1									452,737						452,700	

Total AC/HA: 0.11166 | Total SF/SM: 4864 | Parcel LUC: 104 | Two Family | Prime NB Desc: ARLINGTON | Total: 452,737 | Spl Credit | Total: 452,700

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed. Database: AssessPro - FY2021 apro 2021

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	2	Total:	2
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:	2 - Clapboard	40	%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BROWN		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1922	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	10	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	2	Rating:	Average
A Kits:		Rating:	
Frpl:	2	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
Total:		31	%

CALC SUMMARY

Basic $ / SQ:	170.00
Size Adj.:	1.08388424
Const Adj.:	0.97903168
Adj $ / SQ:	180.397
Other Features:	129000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	678483
Depreciation:	210330
Depreciated Total:	468153

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	12	BRs:	6	Baths:	2	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	5	2	
1	7	4	
Totals			
2	12	6	

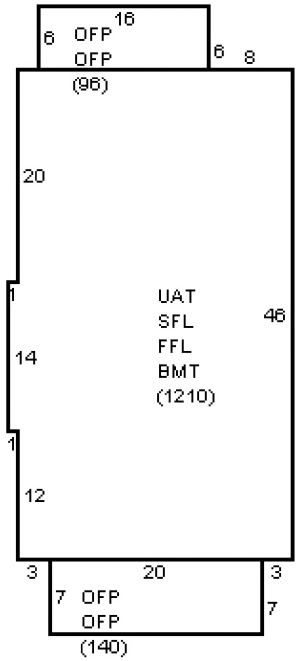
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:		Before Depr:	180.40
Special Features:	0	Val/Su Net:	106.29
Final Total:	468200	Val/Su SzAd	193.47

SKETCH



9

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,210	54.120	65,484
FFL	First Floor	1,210	180.400	218,280
SFL	Second Floor	1,210	180.400	218,280
OFP	Open Porch	472	19.580	9,240
UAT	Upper Attic	303	126.280	38,199

Net Sketched Area:	4,405	Total:	549,483
Size Ad	2420	Gross Are	5312	FinArea	2723
---	---	---	---	---	---

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
UAT	100	FLA	100	A	

MOBILE HOME

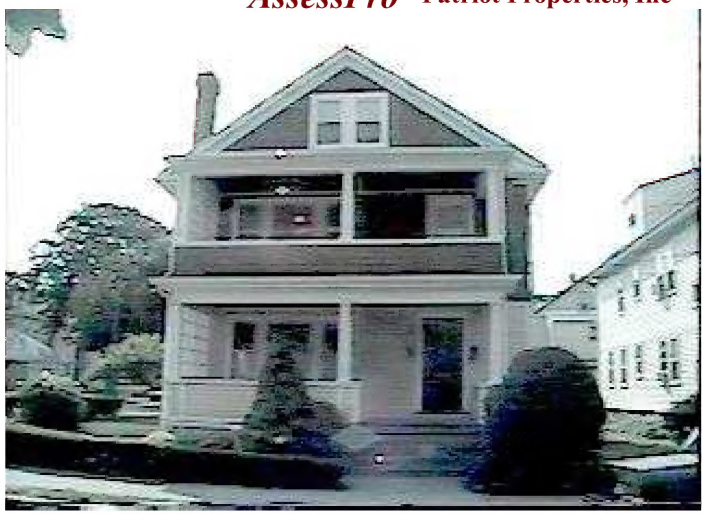
Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 031.0-0003-0005.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	10X4	A	AV	1980	0.00	T	31.2	104						
3	Garage	D	Y	1	19X18	A	AV	1922	22.31	T	40	104			4,600			4,600

More:	N	Total Yard Items:	4,600	Total Special Featues:		Total:	4,600

IMAGE

AssessPro Patriot Properties, Inc